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## HOUSING ELEMENT

UNIVERSITY OF CALIFORNIA

The Housing Element of the General Plan has been required by State Code since 1969 and must comply with guidelines established by the State Department of Housing and Community Development. The guidelines promulgated and housing plans developed by the State, SCAG and Los Angeles County concentrate primarily on the provision of adequate housing for low and moderate income groups. This is appropriate to fulfill the national and state goal of providing "a decent home and suitable living environment for every American family" and is supported fully by the residents of Palos Verdes Estates. It is difficult to incorporate these provisions in many areas of the Los Angeles Region, the Peninsula Planning Area and particularly Palos Verdes Estates.

Housing for this segment of the economy (low to moderate income) must achieve many things. The most important is low cost. Along with this must be considered relationship to the job market, access to recreational facilities, shopping, transportation and other things which are necessary to fulfill basic needs. The cost of housing, operating in a relatively free market, is dependent on land, development, material and labor costs and the continuing costs of maintenance. The rugged terrain of Palos Verdes Estates, soil conditions and fairly remote location provide for high costs in all categories. The fragile coastal environment is not capable of supporting high density development without totally revising the natural setting. The remote coastline setting with low density development has also served to increase the cost of land and housing at a faster rate than other properties in the region as a larger percentage of the population is able to afford more affluent accommodations. This is the basic situation which must be accommodated in the Housing Element for the City of Palos Verdes Estates.

*Palos Verdes estates--City planning*  
*City planning--California*  
*Housing--California--Palos Verdes estates*

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## PRESENT SITUATION

Every parcel in the City, in addition to zoning requirements, is also regulated by deed restrictions administered by the Palos Verdes Homes Association, a private corporation. Restrictions pertaining to housing determine minimum size, height, type of construction and minimum cost which currently ranges from \$16,000 to \$80,000. The low end of the cost range is too low to support construction of a unit on lots which currently start at \$20,000. Housing costs usually average 2 to 3 times lot cost to enable an economical venture and satisfy housing requirements in this price range. Grading regulations do not permit mass grading to provide more economical development costs.

The City does provide housing for a broad range of economic groups. Existing housing is currently available ranging from \$50,000 to over \$300,000. Of course this is well out of consideration for low and moderate income groups with requirements in the \$20,000 or less range. Apartment units available also reflect an average monthly rental rate of over \$300 per month.

Appendix H-1 shows the average density of development throughout the City. The data is extracted from the Masterplan developed by the Palos Verdes Peninsula Unified School District in 1968. Information is also included showing total number of residential units in the City and projected ultimate development based on the adopted land use plan.

Over 90% of the residents find employment outside of the City and in fact outside of the Peninsula Planning Area. The majority of employment is located to the north of the City in the areas of Aerospace industry concentrations and central Los Angeles business district.





Single Family Residential: Current data (March 1, 1973) shows 3,852 single family units developed in the City at an average market value (based on assessed valuation) of \$60,000. Average size is determined to be about 2000 s.f. with 6 rooms. Minimum size is 1200 s.f. 88% of the single family units, which comprises 94% of unit availability, are owner occupied. Because of the relatively small size of the City and the housing market served, an individual unit by unit inventory was not considered necessary.

Housing construction was started in the City in the mid 1920's with relatively few units constructed until after World War II. Over 90% of the housing units in the City were constructed since 1946. Those constructed prior to that time were generally large expensive homes of high quality construction. All homes constructed are custom designed and must be designed by an architect. This feature, along with the deed restrictions and building code enforcement has maintained a relatively high quality of construction in the City. While economic life of an average home may be considered to be 35-40 years, most construction in the City would tend to support a useful life of over 50 years. A summary of number of units constructed by year is attached as Appendix H-2.

Except in isolated instances, there are no substandard dwellings in the City. The value of homes in the area has tended to keep most structures well maintained and updated. A significant factor which has enabled the City to maintain standards for high quality is the stability of the land use plan adopted by the Zoning Ordinance in 1948 and reaffirmed in the Adoption of the Land Use Element of the General Plan.





Multiple Residential: The City currently has an inventory of 262 multiple dwelling units averaging 2 bedrooms each. These are generally what might be classified as luxury apartments with rents averaging well over \$300 per month. The two areas in the City zoned for multiple dwelling use are adjacent to the small commercial centers and are located to provide easy access to the main streets in the City.

Most of the units were constructed in the 1955 to 1965 period with another boom in apartment construction being experienced now. Another trend which may affect the availability of rental units is the current marketing of new and existing apartments as condominiums. Because of inadequate parking facilities of most units constructed prior to the 1961 ordinance increasing parking requirements, conversion to condominium uses will not be feasible without extensive reconstruction. Since the older units are of good construction and demand for rentals will remain at a high level, it is not anticipated that any of these units will be redeveloped in the foreseeable future. None of the existing units is considered to be in dilapidated condition.

Public Facilities: Water and sewer facilities are available to serve all existing and future development in the City. Connection to public sewers has been required since November 17, 1967. All areas with soil problems compounded by use of private disposal systems have been connected to the sewerage system. One small area in the vicinity of Rosita Place consisting of four lots has not as yet been connected. The "sand dune" area of the City which generally comprises the Valmonte area in the northerly portion of the City has not been required to be connected unless percolation problems develop. Over 90% of the residences in that area have been connected.





Adequate school sites are provided in the City to serve projected populations as specified in the Palos Verdes Peninsula Unified School District's Master Plan. Some of the schools in the City are currently operating over capacity because of lack of construction funds. Since the District's boundaries are not coincident with the City limits, the existing schools in the City also accommodate children from the more rapidly growing areas outside of the City. The rapid development on the Peninsula combined with failure of construction bond issues has seriously hampered the ability of the School District to accommodate the school population in permanent facilities. The School District is currently updating their Masterplan as a base for determining what measures can be taken to provide required space.

While the City is primarily a "bedroom" community dependent on property tax to provide required services, the relatively slow orderly growth has enabled the City to provide essential safety and public services. It is anticipated that the projected growth can be accommodated within the existing framework of the established City departments and administration.

Relation to General Plan: A City exists only to serve a common interest of the residents. Housing is the key element in the Plan for Palos Verdes Estates as a primarily residential community. All elements of the Plan are directed toward supporting a high quality residential environment. The small commercial areas designated in the Land Use Element are established to serve minimum basic needs of residents. The Circulation Element provides a transportation and utility network to serve low density residential development. Open Space, Recreation and Conservation goals serve a dual purpose of preserving the natural setting and provide the amenities and outlets necessary for a high quality of life. Any alteration in the Housing Plan which would tend to increase density would have a serious affect on all of the Elements of the General Plan and its goals.





### FUTURE DEVELOPMENT

The City is presently over 80% developed. The remaining large land areas that could be developed and current status is tabulated below:

Portion Lot H, Tract 4400 - 160 acres - Tentative Map approved for 220 single family residences.

Lot 1, Block 1, Tract 7334 - 30 acres - Tentative Map filed for 30 single family residences.

Portion of Lot H of Rancho Palos Verdes - 19 acres (Annexation No.2 - Ordinance 219). No activity at present.

Portions Tract 8043 and 7334 - 135 lots - Individually owned R-1 - Lots to be developed by owners.

All of the above parcels are suitable for low density single family development. The fairly rugged terrain and limited access routes precludes high intensity uses. While much of the undeveloped land could be developed as low density multiple housing, the developed street system including plans for future improvement is designed only to accommodate the low density single family residential uses contemplated by the zoning ordinance.

The type and kinds of construction existing in the City and the lifestyle goals of the residents, preclude consideration of redevelopment projects. There may be a possibility of reconstructing improvements on developed lots in some areas of the City where the land value has exceeded the value of improvements. As this disparity increases it may promote reconstruction by the owner, however, with the deed restrictions on the lots this will only be on a lot by lot basis.





The 11 lots remaining in the City zoned for multiple residences are fast being depleted during the current condominium "boom". There are units planned or proposed involving at least 7 of these lots. These lots are adjacent to main streets capable of handling increased traffic intensities. These would also not qualify for low or moderate income housing as the condominium units will be in the \$30,000 to \$50,000 range with relatively high monthly maintenance assessments. The remote location, high cost, traffic problems, disruption of community goals and deed restrictions effectively preclude development of the type of units which can materially affect any housing problem which may exist in the Los Angeles region.

#### ENVIRONMENTAL CONSIDERATIONS

The entire Land Use Plan of the City along with the Conservation and Open Space Elements focuses the primary thrust of development of the City toward preserving as much as practical the natural coastal environment. The vast areas of parkland (over 25%) reserved for open space use provides for retaining the shoreline, coastal canyons and rugged hillsides in a near natural condition enhanced by additional plantings. These areas provide refuge for varieties of wildlife and plantings which would be eliminated by intensive land use.

Probably the greatest benefit that the City of Palos Verdes Estates can provide in the Regional Plan is to make available the beautiful scenery and unrestricted views available to the entire region. It is one of the few areas in the Los Angeles area where a "Sunday drive" can still offer economical recreation.





## POPULATION CHARACTERISTICS AND HOUSING NEEDS

Statistical data developed in the 1970 census provides the best current information. Extracts of pertinent data are attached as Appendix H-3. A review of this data can provide an insight into the segment of the economy seeking housing in Palos Verdes Estates.

The housing needs demanded in the community can best be shown by tabulating the real estate activity over the last few years.

<u>Planning Area (P.V. Peninsula)</u>	<u>Palos Verdes Estates</u>
1970 Avg. House sold - \$58,486	\$64,385
1971 " " " - 60,640	69,328
1972 " " " - 65,769	74,785

Current demand for this community indicates a 4 bedroom home with family room in the vicinity of 2500 s.f. is most desired. This reflects the greater affluence among a younger population group with school age children.

## THE HOUSING PROGRAM

The program will remain essentially the same as determined in the deed restrictions established in the original development of Palos Verdes Estates in 1924. There is also a need in any community for quality low density residential uses. These areas contribute to the total region the character and open space needed by all. The Peninsula does not provide an area for suitable development of moderate cost high density housing. Access routes to the area are limited and construction difficult. It is remote from the major industrial and commercial centers offering mass employment opportunities. The coastal environment is particularly sensitive to intense use. A balanced regional housing program must provide for the needs of all groups. The natural setting of Palos Verdes Estates restricts usage to low density high cost development.



As a basic City philosophy, land development or redevelopment is not encouraged or discouraged by the City. Land has historically been developed at the rate determined by the owners and in accordance with City requirements. This policy has provided a relatively stable growth rate based on economic conditions.

#### Review

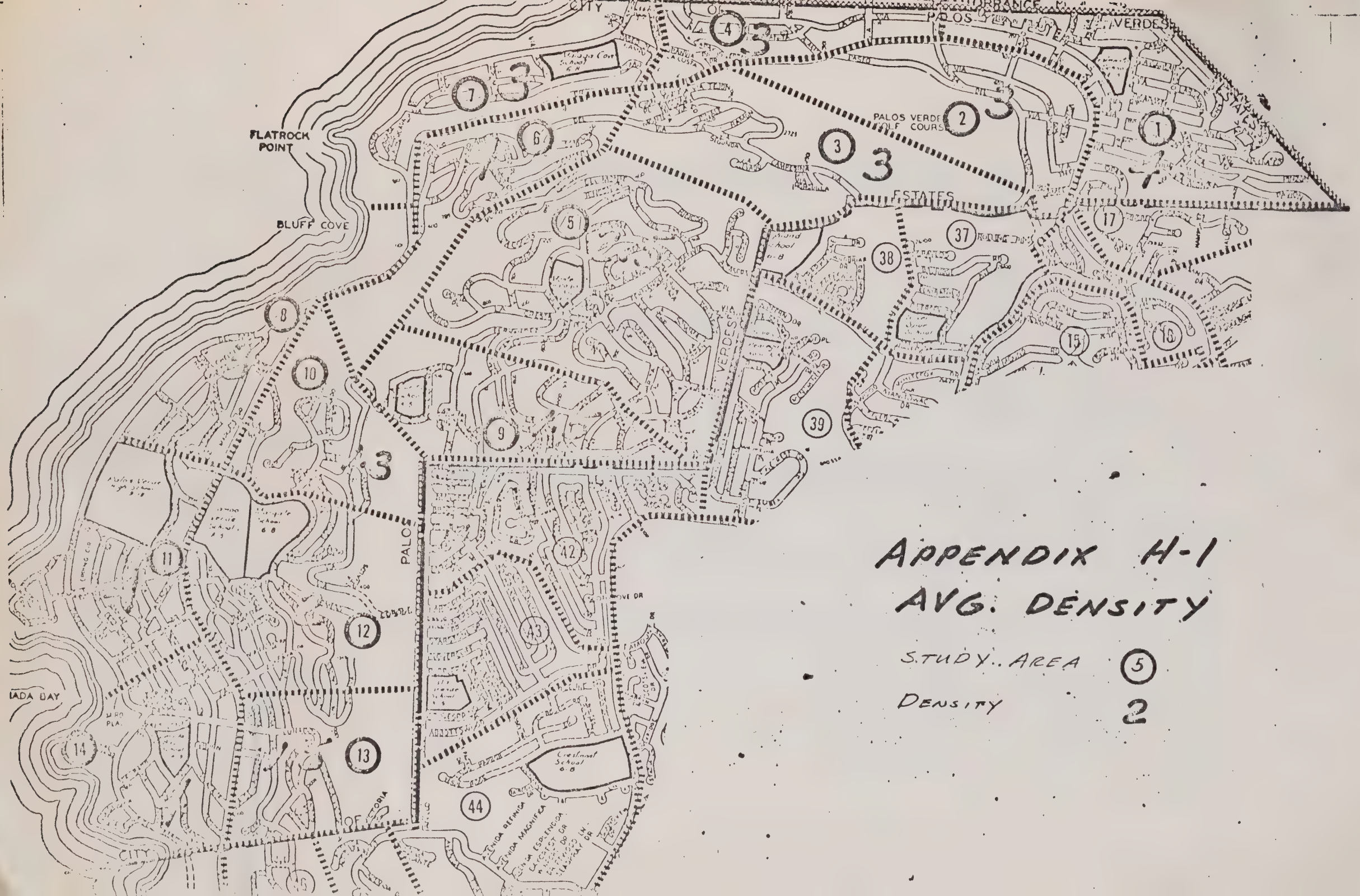
The City Statistical Summary prepared annually by the City Manager's office shall be appended to this Element to provide a running update of information relative to housing. This is to be accomplished during the annual review of the General Plan by the Planning Commission.

#### Objectives

1. To support workable programs which will provide adequate housing for all segments of the economy in the Los Angeles Region.
2. As a specific City objective, to provide for that segment of the economy which requires low density, high quality residential use.







## APPENDIX H-1 AVG. DENSITY

STUDY AREA 5

DENSITY 2





# HOUSING ELEMENT

## APPENDIX H-2

### SUMMARY OF CONSTRUCTION SINCE INCORPORATION (Dec. 1939)

<u>Year</u>	<u>Units Constructed</u>	<u>Year</u>	<u>Units Constructed</u>
1940	unk.	1956	253
*1941	16	1957	156
1942	12	1958	132
1943	0	1959	129
1944	0	1960	127
1945	6	1961	122
*1946	30	1962	187
*1947	65	1963	135
*1948	80	1964	88
1949	73	1965	82
1950	124	1966	65
1951	196	1967	72
1952	169	1968	61
1953	257	1969	61
1954	281	1970	45
1955	346	1971	64
		1972	86
		1973	39 (a/o April 30)

\* Estimated

<u>Dwelling Units as of March 1, 1973</u>	<u>Existing</u>	<u>Projected</u>	<u>Total</u>
Single Family	3,852	1,098	4,950
Multiple	262	88	350



TOTAL POPULATION 13641

TOTAL DWELLING UNITS 3976

DATA ITEM	COUNT	PERCENT	RECORDS SUPPRESSED	DATA ITEM	COUNT	PERCENT	RECORDS SUPPRESSED
WHITE POPULATION	13539	99.3	0	1-UNIT STRUCTURES	3733	93.9	0
NEGRO POPULATION	13	0.1	0	2 OR MORE UNIT STRUCTURES	241	6.1	0
INDIAN POPULATION	4	0.0	0	MOBILE HOMES	1	0.0	0
OTHER SPECIFIED RACES	79	0.6	0	OVER CROWDED UNITS	36	0.9	0
REPORTED OTHER RACE	6	0.0	0	UNITS LACKING PLUMBING FACILITIES	8	0.2	0
OWNER OCCUPIED DWELLING UNITS	3483	87.6	0	UNITS LACKING KITCHEN FACILITIES	4	0.1	0
RENTER OCCUPIED DWELLING UNITS	429	10.8	0	POPULATION IN OVERCROWDED UNITS LACKING PLUMBING FACILITIES	0	0.0	0
VACANT DWELLING UNITS	63	1.6	0				

## VALUE OF OWNER OCCUPIED UNITS

## RENT OF RENTER OCCUPIED UNITS

	COUNT	PERCENT
LESS THAN 5000	0	0.0
5000- 9999	1	0.0
10000-14999	0	0.0
15000-19999	3	0.1
20000-24999	9	0.3
25000-34999	136	4.0
35000-49999	1018	29.6
50000 +	2276	66.1

	COUNT	PERCENT
LESS THAN 40	3	0.7
40-59	0	0.0
60-79	2	0.5
80-99	4	1.0
100-119	5	1.2
120-149	11	2.7
150-199	78	19.3
200-299	133	32.9
300 +	168	41.6

MEDIAN 50001.

MEDIAN 274.

RECORDS SUPPRESSED 0

RECORDS SUPPRESSED 0

TOTAL RECORDS 1





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